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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 371999

B 371999

Certified that the document is admitted to  
registration. The signatures of the parties and  
the endorsement of the Registrar are attached with  
this document's original.

*Any*  
B. 371999 (7/2)  
District Sub-Registrar H  
24 Pgs (H) Barisal

17 JUN 2014

THIS DEED OF CONVEYANCE made this 13th day  
of June Two Thousand Fourteen (2014) BETWEEN

Contd. ....P/2

37025

0003

TUHIN RAMJAN CHAKRABORTY

Advocate

NAME..... High Court Calcutta

ADD.....

Rs.....

5000/-

13 JUN 2014

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3. K. S. Roy Road, Kol-1-



*[Signature]*

13 JUN 2014

13 JUN 2014

*[Signature]* 37025



1776

RAJARAM ESTATE PRIVATE LIMITED

*[Signature]*

*[Signature]*

Director



Mihir Nandi  
s/o. Rajmohan Nandi  
78, Thana Road, Kharadah  
p.s. - Kharadah  
24 Pgs (N)  
occupation - servant

*[Signature]*  
Registrar U/S 7(2)  
District Sub. Registrar II  
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**RAJARAM ESTATE PRIVATE LIMITED**, (PAN : AABCR 5000 M) a Company incorporated under the Companies Act, 1956 having its Registered Office at 34/1B, Kavi Bharti Sarani, Lake Road, Police Station Lake, Kolkata- 700 029 represented by one of its Directors MR. SURENDRA KUMAR SARAF, son of Late K. D. Saraf, residing at 6, Mayfair Road, Kolkata – 700 019, hereinafter referred to as the **“VENDOR”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest and assigns) of the **ONE PART**

**AND**

**BHAVSAKTI REALESTATE PVT. LTD.** (PAN : AAFCB 5176 N) a private Limited company incorporated under the Companies Act, 1956 having its registered office at Abhilasha, 3<sup>rd</sup> Floor, Flat No. 66, Amalangshu Sen Road, Kolkata – 700 048, represented by its Authorised Signatory SRI SUPRABHAT BANDYOPADHYAY son of Sri Madhab Chandra Banerjee of 207, A. J. C. Bose Road, Kolkata – 700 017, hereinafter referred to as the **“PURCHASER”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest representatives and assigns) of the **OTHER PART**.

**WHEREAS:-**

- A. By a Bengali Kobala (Deed of Sale) dated the 29<sup>th</sup> day of January, 1968 made between one Sukur Ali Mondal and Mohar Ali Mondal therein jointly referred to as the Vendors of the One Part and one Ram Chand Keshwani therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar, Cossipore Dum Dum in Book No. I, Volume No. 20, Pages 64 to 66, Being No. 611 for the year 1968, the Vendors therein for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein ALL THAT the land containing an area of 50 Sataks, be the same a little more or less, be the same a little more or less situate lying at Mouza- Gopalpur J.L. No. 2 Revenue Survey No.140 comprised in C.S. Dag No.5303 corresponding to R.S. Dag Nos. 3527 appertaining to R.S. Khatian



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No. 1822 Police Station Rajarhat in the then District of 24-Parganas, more fully and particularly described in the Schedule thereunder written (hereinafter referred to as **the said entire land**).

- B. By another Bengali Kobala (Deed of Sale) dated the 7<sup>th</sup> day of May, 1968 made between the said Ram Chand Keshwani therein referred to as the Vendor of the One Part and one Chhayed Ali Mondal therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar, Cossipore Dum Dum in Book No. I Volume No. 63 Pages 86 to 88, Being No. 4024 for the year 1968, the Vendor therein for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein ALL THAT the said entire land.
- C. The said Chhayed Ali Mondal died intestate leaving behind him, his two sons, namely, Anar Ali alias Anar Ali Mondal and Moksed alias Moksed Ali Mondal as his heirs and legal representatives who jointly inherited the said land in their respective proportions.
- D. By a Bengali Kobala (Deed of Sale) dated the 17<sup>th</sup> day of May, 1994 made between the said Anar Ali alias Anar Ali Mondal and Moksed alias Moksed Ali Mondal therein jointly referred to as the Vendors of the One Part and one Akbar Gayen alias Akbar Ali Gayen therein referred to as the Purchaser of the Other Part and registered with the ADSR Bidhannagar, in Book No. I, Volume No. 65, Pages 203 to 208, Being No. 2931 for the year 1994, the Vendors therein for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein ALL THAT the said entire land.
- E. By a Deed of Conveyance dated the 25<sup>th</sup> day of August, 2005 made between the said Akbar Gayen alias Akbar Ali Gayen therein referred to as the Vendor of the One Part and one Rajaram Estate Pvt. Ltd. therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances - II, Kolkata and recorded in Book No. I, Volume No. 1, Pages 1 to 13, Being No.



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2982 for the year 2006, the Vendor therein for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the said entire land.

- F. The said entire land comprised in R.S. Dag No. 3527 is corresponding to L.R. Dag No. 3527 in the present Land Reforms Settlement Records prepared under the West Bengal Land Reforms Act, 1955.
- G. Subsequent thereto, the Vendor herein mutated its name in respect of the said entire land in the current Record of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 6250.
- H. The Vendor herein is fully seized and possessed of and well and sufficiently entitled to as the sole and absolute owner of ALL THAT the said land measuring an area of 50 Sataks be the same a little more or less, together with the asbestos shed structures standing on the part thereof situate lying at Mouza- Gopalpur J.L. No.2 Revenue Survey No. 140 comprised in R.S. & L.R. Dag No. 3527 appertaining to L.R. Khatian No. 6250 Police Station Airport (formerly Rajarhat), District, North 24 Parganas (hereinafter referred to as **the said entire property**).
- I. The Vendor has agreed to sale and transfer **ALL THAT** the piece and parcel of land containing an area of 10 Sataks be the same a little more or less together with the asbestos shed structures measuring about 60 sq. ft. standing on the part thereof, out of the said entire property, (hereinafter referred to as **the said Property**) unto and in favour of the Purchaser free from all encumbrances, mortgages, charges, liens, lis pendens, acquisitions, requisitions, barga, attachments, alignments, demands whatsoever in nature but subject to the occupation of Rajshri Iron Industries Pvt. Ltd. at and for a total settled amount of Rs. 24,20,000/- (Rupees Twenty Four Lacs Twenty Thousand only).



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J. The Vendor before execution of this Indenture has represented, assured and warranted the Purchaser as follows:-

- i) That the said Property is free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions, bargadars, attachments, alignments, demands whatsoever in nature excepting the occupation of Rajshri Iron Industries Pvt. Ltd.;
- ii) That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or Statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- iii) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property;
- iv) That the said Property or any portion thereof are not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- v) That no declaration has been made or notification published for acquisition or requisition of the said Property;
- vi) That the said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;



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- vii) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii) That there is no impediment or restriction under any law for the time being in force on the Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;
- ix) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest of any and every nature whatsoever in or in respect of the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;
- x) That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi) That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement



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or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devsewa, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

xii) That there is no defect in the Vendor's title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendor's title thereto;

xiii) That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

xiv) That the Vendor has not done anything whereby the right title or interest of the Vendor in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

K. Relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof the Purchaser has agreed to purchase ALL THAT the piece and parcel of the Sali land containing an area of 10 Sataks equivalent to 6 (Six) Cottahs 36 (Thirty Six) Sq.ft., be the same a little more or less, together with the asbestos shed structures measuring about 60 sq. ft., situate lying at Mouza Gopalpur, J.L. No. 2, Revenue Survey No. 140 comprised in R.S. &



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L.R. Dag No. 3527 appertaining to L.R. Khatian No. 6250 Police Station Airport (formerly Rajarhat), within jurisdiction of Rajarhat Gopalpur Municipality, District North 24 Parganas in the State of West Bengal, more particularly described in the Schedule hereunder written and hereinafter referred to as the '**said Property**' TOGETHERWITH all title, benefits, easements and/or facilities, authorities, claims, demands, usufructs and tangible and intangible rights or however or whatsoever nature in the said Property including the right of access to the said Property at or for a total consideration of Rs. 24,20,000/- (Rupees Twenty Four Lacs Twenty Thousand only) absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions, barga, attachments, alignments, demands whatsoever in nature but subject to the occupation of Rajshri Iron Industries Pvt. Ltd. and that the Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Vendor.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of Rs. 24,20,000/- (Rupees Twenty Four Lacs Twenty Thousand only) duly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of the Sali land containing an area of 10 Sataks be the same a little more or less, together with the asbestos shed structures measuring about 60 sq. ft. standing on the part thereof, situate lying at Mouza- Gopalpur J.L. No. 2 Revenue Survey No.140 comprised in R.S. & L.R. Dag No. 3527 out of the total area of 50 decimals appertaining to L.R. Khatian No. 6250 Police Station Airport (formerly Rajarhat) within jurisdiction of Rajarhat Gopalpur Municipality, District North 24-Parganas in the State of West Bengal and more particularly described in the **Schedule** hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as



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the "**said Property**" and delineated in the map or plan hereto annexed and thereon bordered **RED** together with all other easements and/or facilities attached thereto including the right of access to the said Property TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together-with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances, mortgages, charges, liens, lispensens, acquisitions, requisitions, barga, attachments, alignments, demands whatsoever in nature but subject to the occupation of Rajshri Iron Industries Pvt. Ltd..

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:**



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- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is an absolute Owner and well and sufficiently entitled to the said Property.
- b) That the Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendor about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at its own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendor shall remain liable for all rents, rates, taxes and all other outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendor shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or



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persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.

- f) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendor.
- g) That the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- h) The Vendor doth hereby further covenant with the Purchaser that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.
- i) Further the Vendor and any persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or



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intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

**AND THE VENDOR DOTH HEREBY FURTHER DECLARES AND ASSURES THE PURCHASER** as follows:

1. THAT the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khazna, land revenue and other outgoings and impositions payable in respect of the said Property benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
2. **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;
3. **AND THAT** the Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorneys of the Vendor and empowers and authorize the Purchaser to sign all



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papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to co-operate with the Purchaser in all respect to cause mutation of the said Property in the name of the Purchaser and in this regards the Vendor shall sign all documents and papers as required by the Purchaser.

4. **AND HENCEFORTH** the Vendor shall have no any subsisting rights, title, interest and claim whatsoever in nature in respect of the said Property under R.S. and L.R. Dag No.3527 and the Vendor doth hereby expressly confirm to have sold and transferred entirety of its rights, title and interest into and upon the said Property in favour of the Purchaser and shall not claim any additional sum or consideration from the Purchaser on any account thereof.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

**ALL THAT** the piece and parcel of the Sali land containing an area of 10 Sataks be the same a little more or less, together with the asbestos shed structures measuring about 60 sq. ft. standing on the part thereof, situate lying at Mouza - Gopalpur J.L. No. 2 Revenue Survey No.140 comprised in R.S. & L.R. Dag No. 3527 appertaining to L.R. Khatian No. 6250 Police Station Airport (formerly Rajarhat), within jurisdiction of Rajarhat - Gopalpur Municipality, District North 24-Parganas in the State of West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and delineated in the map or plan hereto annexed and thereon bordered RED and butted and bounded in the manner following :-

|                     |                            |
|---------------------|----------------------------|
| <b>ON THE NORTH</b> | : By Part of Dag No. 3527; |
| <b>ON THE EAST</b>  | : By Part of Dag No. 3527; |
| <b>ON THE SOUTH</b> | : By Dag No. 3528; and     |
| <b>ON THE WEST</b>  | : By Dag No. 3530;         |



  
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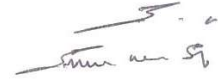
**IN WITNESS WHEREOF** the Vendor has hereto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the  
withinnamed VENDOR at Kolkata in the  
presence of :-

1. Sanjeev K Bansal  
36C. B.T. Road  
Kolkata-2.

2. Ajay Ranjan  
136 Jessore Road  
W-55

RAJARAM ESTATE PRIVATE LIMITED



Director

( V E N D O R )

Drafted by me

  
(TUHIN RANJAN CHAKRABORTY)  
Advocate, High Court, Calcutta  
WB/1319/1999



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**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs. 24,20,000 /- (Rupees Twenty Four Lacs Twenty Thousand only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

| <u>DATE</u> | <u>CHEQUE NO.</u> | <u>BANK NAME AND BRANCH</u>      | <u>AMOUNT</u>      |
|-------------|-------------------|----------------------------------|--------------------|
| 12.06.2014  | 264 330           | Andhra Bank<br>Gachibowli Branch | 9,50,000/-         |
| 12.06.2014  | 264 331           | "                                | 9,50,000/-         |
| 13.06.2014  | 264 334           | "                                | 5,20,000/-         |
|             |                   |                                  | /                  |
|             |                   |                                  | <u>24,20,000/-</u> |

(Rupees Twenty Four Lacs Twenty Thousand Only)

**WITNESSES :**

1. *Sanjeev K. Reddy*

RAJARAM ESTATE PRIVATE LIMITED

*[Signature]*  
*Srinivas Reddy*

Director

2. *Ajay Venkatesh*

( VENDOR )



  
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**SALE DEED PLAN**

OF MOUZA – GOPALPUR, J.L. NO. 2, L.R. KHATIAN NO. 6250,  
DAG NO. 3527, P. S. - AIRPORT, DIST. - 24 PARGANAS (N),

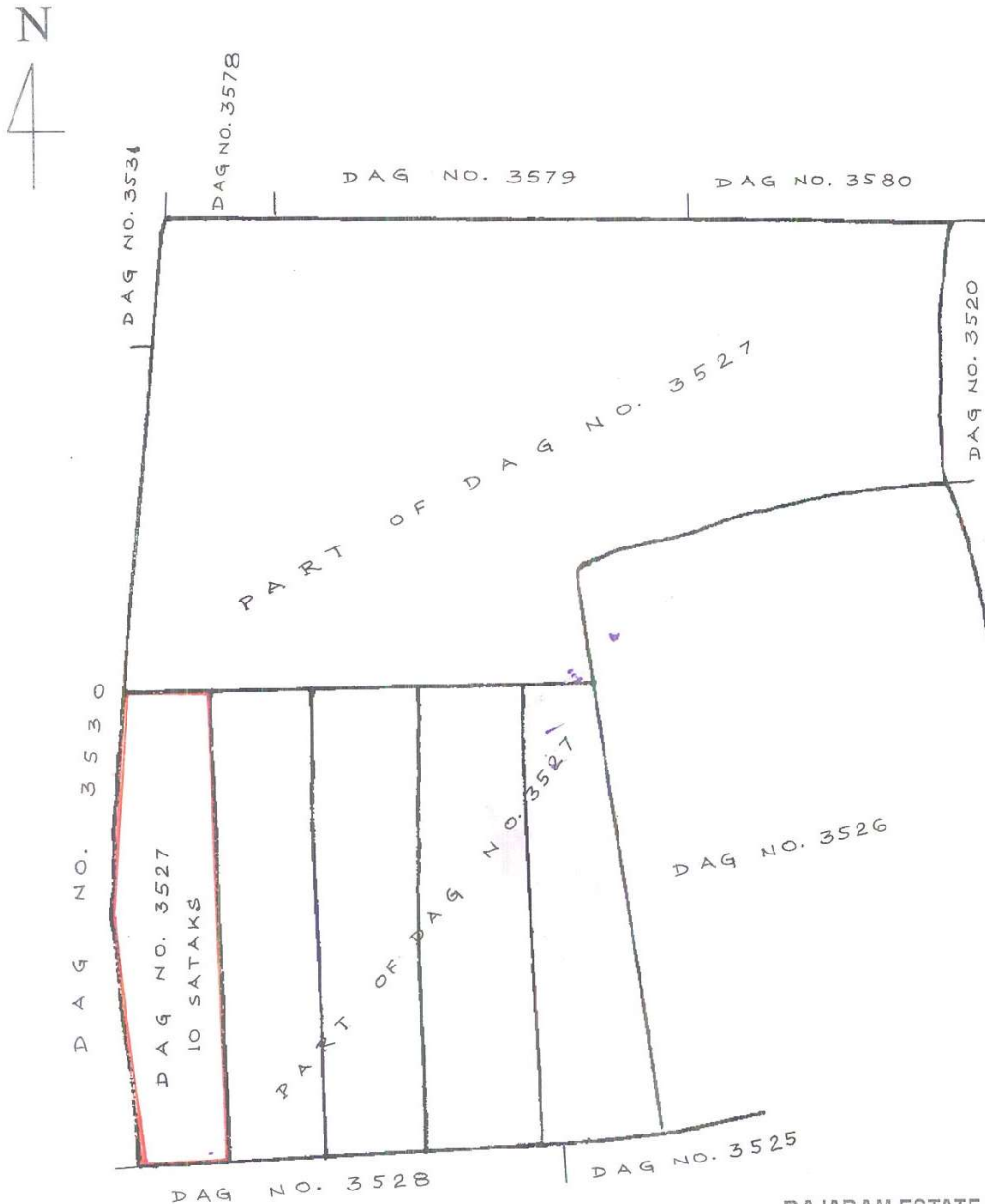
SOLD AREA OF LAND : **10 SATAKS**

SHOWN IN RED BORDER 

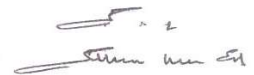
(NOT TO SCALE)

VENDOR : RAJARAM ESTATE PVT. LTD.

PURCHASER : BHAVSAKTI REALESTATE PVT. LTD.



RAJARAM ESTATE PRIVATE LIMITED



Director

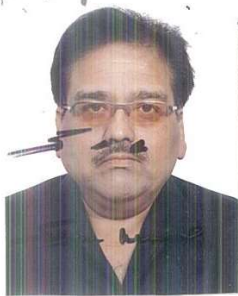
(VENDOR)



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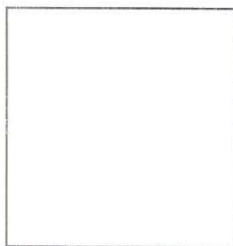
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RAJAKHURMI REAL ESTATE PRIVATE LIMITED

Director

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |

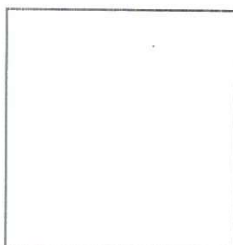


BHAVSAKTI REAL ESTATE PVT. LTD.

Supervisor

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |

Supervisor



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201415-000333528-1

Payment Mode Online Payment

GRN Date: 12/06/2014 17:11:55

Bank: HDFC Bank

BRN: 108064224

BRN Date: 12/06/2014 17:14:16

**DEPOSITOR'S DETAILS**

Id No. : 1502L000007028/1/2014

[Query No./Query Year]

Name : MIHIR NANDI

Contact No. :

Mobile No. : +91 9830311038

E-mail :

Address : 84A, C R AVENUE, KOLKATA- 700 012

Applicant Name : Mihir Nandi

Office Name : D.S.R. - II NORTH 24-PARGANAS, North 24-Parganas

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

**PAYMENT DETAILS**

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|------------------------------------------|--------------------|------------|
| 1       | 1502L000007028/1/2014 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 140210     |
| 2       | 1502L000007028/1/2014 | Property Registration- Registration Fees | 0030-03-104-001-16 | 26648      |

In Words : Rupees One Lakh Sixty Six Thousand Eight Hundred Fifty Eight only

**Total**

166858





**Government Of West Bengal**  
**Office Of the D.S.R. - II NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 03688 of 2014**  
**(Serial No. 03212 of 2014 and Query No. 1502L000007028 of 2014)**

**On 13/06/2014**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18.55 hrs on :13/06/2014, at the Private residence by Surendra Kumar Saraf ,Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 13/06/2014 by

1. Surendra Kumar Saraf  
 Director, Rajaram Estate Private Limited( Pan No- A A B C R 5000 M), 34/1 B, Kavi Bharti Sarani, Lake Road, , Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.  
 , By Profession : Business

Identified By Mihir Nandi, son of Rajmohan Nandi, 78, Thana Road, Khardah, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

( Sushil Kumar Roy )  
 DISTRICT SUB-REGISTRAR-II

**On 16/06/2014**

**Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Registration Fees Rs. 26,648/- paid online on 12/06/2014 5:14PM with Govt. Ref. No. 192014150003335281 on 12/06/2014 5:11PM, Bank: HDFC Bank, Bank Ref. No. 108064224 on 12/06/2014 5:14PM, Head of Account: 0030-03-104-001-16, Query No:1502L000007028/2014

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-24,20,000/-

Certified that the required stamp duty of this document is Rs.- 145210 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Stamp duty Rs. 1,40,210/- paid online on 12/06/2014 5:14PM with Govt. Ref. No. 192014150003335281 on 12/06/2014 5:11PM, Bank: HDFC Bank, Bank Ref. No. 108064224 on 12/06/2014 5:14PM, Head of Account: 0030-02-103-003-02, Query No:1502L000007028/2014

( Sushil Kumar Roy )  
 DISTRICT SUB-REGISTRAR-II



( Sushil Kumar Roy )  
 DISTRICT SUB-REGISTRAR-II  
 EndorsementPage 1 of 2

17/06/2014 14:46:00



**Government Of West Bengal**  
**Office Of the D.S.R. - II NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 03688 of 2014**  
**(Serial No. 03212 of 2014 and Query No. 1502L000007028 of 2014)**

**On 17/06/2014**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II



  
( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II  
EndorsementPage 2 of 2

17/06/2014 14:46:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 5033 to 5054  
being No 03688 for the year 2014.



(Sushil Kumar Roy) 18-June-2014  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. - II NORTH 24-PARGANAS  
West Bengal